



**Woodford, Williton, Taunton, TA4 4HR**



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### **3 Woodford Cottages, Woodford, Williton**

Situated within the Hamlet of Woodford is this delightful refurbished mid terrace Grade II Listed two bedroom cottage enjoying lovely views towards local countryside. The property offers period charm whilst benefitting from modern kitchen & shower room, large garden.



### Storm Entrance Porch

With period studded front door and two built in store cupboards.

### Sitting Room

13' 11" max x 12' 3" max ( 4.24m max x 3.73m max )  
Window to front with window seat, flagstone flooring, exposed beams, inset log burner set on stone hearth with timber surrounds, built in cupboard, open plan to

### Kitchen

9' 6" x 6' 8" ( 2.90m x 2.03m )  
A fitted kitchen with base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, tiled splashback, space and plumbing for washing machine, space for under counter fridge, inset electric hob, integrated electric oven, breakfast bar, access to

### Separate W.C.

Window to front, low level WC, vanity wash hand basin with cupboard under, electric consumer unit.

### First Floor Landing

Window to rear, exposed beam, exposed floorboards, fitted bookshelf, doors to

### Bedroom One

9' 7" x 9' 5" ( 2.92m x 2.87m )  
Window to front with views towards local countryside, fitted carpet, exposed beam, built in wardrobe, period fireplace.

### Bedroom Two

9' 8" + recess x 8' 9" ( 2.95m + recess x 2.67m )  
Window to front, fitted carpet, exposed beam, access to roof space.

### Shower Room

A modern fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, vinyl floor, tiled surrounds, extractor unit.

### Outside

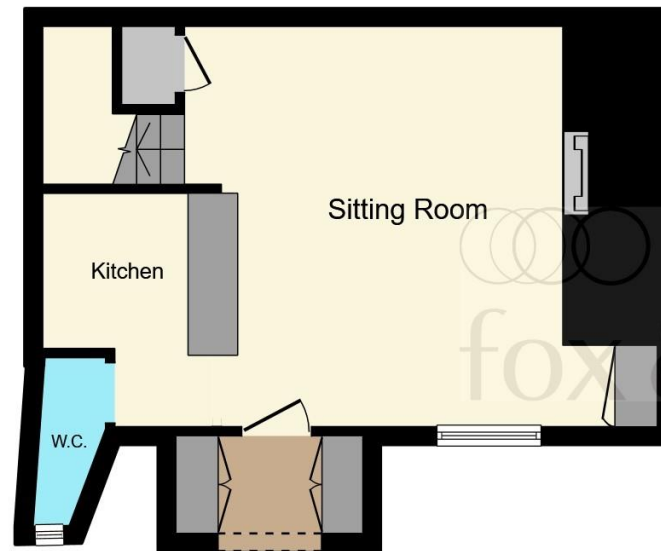
The property is accessed over a pedestrian path which leads along the front of the terrace of cottages. The garden lies to the front of the cottage and comprises laid to lawn, patio area, various flowers and shrub beds, garden store and garden sheds. A path at the rear of the garden leads along the back of the gardens to the lane. There is an area of communal parking on the other side of the lane.

### Council Tax Band

C

### Location

Woodford is a small hamlet just inside the Exmoor National Park. The village of Monksilver (1 mile) offers a highly regarded pub and restaurant, church and village hall. Williton (2 miles) has a wide range of everyday amenities include cottage hospital, medical centre, pharmacy, dentist, vet and library. There are a range of food and other shops as well as a restaurant and local inns. The coastal resort of Minehead is 9 miles to the west and Taunton (15 miles), the county town, provides access to the motorway network and fast trains (from 1 hour 40 minutes) to London.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **3 Woodford Cottages, Woodford, Williton**

- Exmoor Hamlet of Woodford
- Mid Terrace Cottage - Grade II Listed
- Two Bedrooms - Sitting Room with Log Burner
- Modern Kitchen & Shower Room
- Large Garden - Lovely Countryside Views

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

**£189,950**



Please note the marker reflects the  
postcode not the actual property

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**fox & sons**



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24  
5NL



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